

TOWN OF DOVER

Code Enforcement & Inspection Department

Mail: 37 North Sussex Street
Office: 100 Princeton Avenue
Dover, New Jersey, 07801
Telephone: (973) 366-2200, Ext. 2114
Fax: (973) 366-0039



William J. Isselin – Chief Code Enforcement Officer

Lead-Based Paint in Rental Dwellings

- **A. Lead Inspections Required:** Beginning July 22, 2022 as per P.L. 2021, c. 182 all residential rental properties built before 1978 in certain single-family, two-family, and multiple rental dwellings are required to be tested for lead-based paint hazards, at times specified in the law. All rental units must be inspected for lead-based paint within 2 years of the effective date of the law, July 22, 2022, or upon tenant turnover, whichever is earlier. This means that the first inspection must take place no later than July 22, 2024 whether there is a change in tenancy or not.

The law imposes an obligation on municipalities to perform or hire a certified lead evaluation contractor to perform inspections of certain single-family, two family, and multiple rental dwellings for lead-based paint hazards as specified in the law. In addition, a municipality shall permit dwelling owners/landlords to directly hire a certified lead evaluation contractor for this purpose. The Town of Dover isn't equipped to perform lead-based paint testing in-house and we have made arrangements with a minimum of 3 contractors to perform these services. All costs to perform this test will be at the expense of the owner/landlord. We will provide you with a list of these contractors however, as the property owner you have the choice to use any of these contractors or any other contractor that meets the qualifications of the State of New Jersey.

- **B. Exceptions to these requirements are as follows;**
 1. Dwellings that were constructed during or after 1978.
 2. Single-family and two-family seasonal rental dwellings which are rented for less than six-month duration each year by tenants that do not have consecutive lease renewals. This exemption for seasonal rental dwellings does not extend to seasonal multiple dwellings.
 3. Dwellings that have been certified to be free of lead-based paint pursuant to N.J.A.C. 5:17-3.16(b) either after an abatement is completed or an evaluation has confirmed that there is no lead-based paint in the dwelling.
 4. Multiple rental dwellings that have been registered with the Department of Community Affairs for at least ten years and have no outstanding lead violations from the most recent cyclical inspection performed on the multiple dwelling under the "Hotel and Multiple Dwelling Law" (N.J.S.A. 55:13A-1). Cyclical inspections currently occur every five years in multiple dwellings.
 - A. This means that all multiple dwellings constructed prior to 1978 and registered with the Department for at least ten years that have a certificate of inspection issued by the Department of Community Affairs, Bureau of Housing Inspection, are exempt from this requirement. A certificate of inspection means there are no outstanding violations.

4. The Dover Code Enforcement Department has prepared a "Lead Based Paint Inspection Cycle" document that better explains when inspections are needed.
5. If you have any questions regarding these regulations please contact the Code Enforcement Department at any time to discuss.



**William J Isselin
Chief Code Enforcement Officer/
Assistant to the Engineer /
Zoning Officer**

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The Lead-Based Paint Inspection Cycle

- **A. Lead Inspections Required:** Beginning July 22, 2022 as per P.L. 2021, c. 182 all residential rental properties built before 1978 in certain single-family, two-family, and multiple rental dwellings are required to be tested for lead-based paint hazards, at times specified in the law. All rental units must be inspected for lead-based paint within 2 years of the effective date of the law, July 22, 2022, or upon tenant turnover, whichever is earlier. This means that the first inspection must take place no later than July 22, 2024 whether there is a change in tenancy or not.
- **Requirements:** All rental properties that fall under the Lead-Based Paint law as required by the State of NJ are required to be inspected upon change of tenancy or prior to July 22, 2024. Lead-Safe Certificates are good for 2 years from the date of issuance. After the Lead-Safe Certificate expires and there has been no additional changes in tenancy the property owner must get a new lead-based paint inspection done within 12 months of the previous Certificate's expiration date. Some practical examples of this are as follows;
- **Example #1**
 1. Property owner rents a unit in his or her building and has it inspected for lead. The inspection results in a Lead-Safe Certificate being issued on 11/1/2022. The Certificate is good for 2 years until 11/1/2024.
 2. If the same tenant is there after 11/1/2024 the property owner must have another lead-based paint test done within one year of the expiration date of the Lead Safe Certificate being issued. The new Certificate is now good for another 2 years from the date of issuance.
- **Example #2**
 1. Property owner rents a unit in his or her building and has it inspected for lead. The inspection results in a Lead Safe Certificate being issued on 11/1/2022. The Certificate is good for 2 years until 11/1/2024.
 2. The tenant moves out after a year and the dwelling unit is rented to another tenant on 11/1/2023. Lead-Based Paint Certificate is not required as there is a current Certificate good until 11/1/2024.
 3. Tenant moves out after 11/1/2024 but before 11/1/2025, a new inspection is required and results in a new Lead-Safe Certificate being issued. That Certificate is good for another 2 years from date of issuance.

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Lead Evaluation Contractor's working with the Town of Dover

To all property owners,

Please be advised that the Town of Dover has made arrangements with 3 local environmental companies to perform Periodic Lead Based Paint inspections on behalf on the Town of Dover. As the property owner you aren't obligated to use any of these companies as you have the right to choose any company to perform these tests so long as they are properly certified / licensed with the State of New Jersey. Below is a list of Lead Evaluation Contractor's that the Town of Dover has made previous arrangements with to perform these inspections;

- Lew Environmental Services
181 US-46
Mine Hill, NJ 07803
(800) 783-0567
Attn. Jelena Ristic or Melissa Guagenti
Info@lewenvironmental.com
- Bay Hill Environmental, LLC
28 Valley Road, Suite 1
Montclair, NJ 07042
(973) 421-0808
Attn. Matt O'Donnell
info@bayhillenv.com
- Environmental Health Investigations, Inc.
270 S. Sparta Ave., Suite #304
Sparta Township, NJ 07871
(973) 729-5649
Attn. JP VonDoehren
jpvondoehren@ehi-inc.com

Fees:

1. All properties requiring a lead-based paint inspection and the cost associated with the inspection shall be at the expense of the property owner. Also, an additional fee of \$20 will be assessed as required by the State of New Jersey to be deposited into the Lead Hazard Control Assistance Fund. This \$20 fee shall be paid to the Town of Dover when a Lead Safe Certificate is provided to the Town of Dover's Code Enforcement Department.
2. If you have any questions regarding this matter please call the Code Enforcement Department at any time.

Sincerely,

William J Isselin
Chief Code Enforcement Officer/
Assistant to the Engineer / Zoning Officer



CERTIFICATE OF COMPLIANCE APPLICATION - RESIDENTIAL TOWN OF DOVER

Mail: 37 North Sussex Street / Office: 100 Princeton Ave.
Dover N.J. 07801 (973) 366-2200 Ext. 2114

NOTE: The Town of Dover Code is available on the internet at: www.dover.nj.us

FOR TOWN USE ONLY

Date Filed: _____

Fee: Residential detached Single Family dwelling:.....\$75.00 per dwelling unit
Residential Two (2) Family or Multi-Family dwelling:.....\$75.00 for the first dwelling unit plus \$35.00 per additional dwelling unit
Rooming or Boarding House:.....\$75.00 for the dwelling unit plus \$15.00 per rooming/boarding unit
Lead Hazard Assistance Fee \$20.00 per dwelling unit (for rental units only)

Paid By: Cash Check No. _____ Receipt No. _____

Review By: Zoning UCC Fire Code Enforcement Other _____

Initial/Date _____

APPLICANT

Name: _____
Address: _____ Tel. No. (Home): _____
_____ Tel. No. (Cell): _____
_____ (Email): _____

Applicant is:
Proposed Tenant Property Owner Other _____

Certificate is requested as a result of a: Sale Rental New Construction

PROPERTY OWNER

Property Owner is:

Same as Applicant Other Than Applicant

If property owner is other than the applicant, provide the following information on the property owner(s):

Name of Current Property Owner: _____
Address: _____ Tel. No. (Home): _____
_____ Tel. No. (Cell): _____
_____ (Email): _____

Name of **Proposed** Property Owner: _____
Address: _____ Tel. No. (Home): _____
_____ Tel. No. (Cell): _____
_____ (Email): _____

Name of **Proposed** Property Tenant: _____
Address: _____ Tel. No. (Home): _____
_____ Tel. No. (Cell): _____
_____ (Email): _____

Note: If owner's address is other than the property location, the owner must file a "Non-Owner Occupied Premises" form

SUBJECT PROPERTY

Location/Address: _____

Block: _____ Lot(s): _____ Building Number: _____ Unit Number: _____

Does property contain three (3) or more units Yes No

If "Yes" provide State Multi-Dwelling Registration Number: _____

CERTIFICATIONS

I certify that the statements and the information submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I also certify that if I am not the property owner, that I have the consent of the property owner to make this application and that the property owner has full knowledge of the details of the application herewith being submitted.

NOTE: (If the applicant is a corporation this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.) I also understand that the above fees include the cost of the initial inspection plus one (1) re-inspection. Additional re-inspections, whether due to non-compliance or inability to gain access for a scheduled re-inspection, will be charged \$50.00 per re-inspection visit. The cost for all inspections relating to the issuance of a Certificate of Compliance shall be paid in full no less than 24 hours prior to the scheduled re-inspection.

(Printed Name of Applicant)

(Signature of Applicant)

(Date)